



Connells

Bateson Drive
Leavesden Watford

Bateson Drive
Leavesden Watford WD25 7NB

for sale offers in excess of
£650,000



Property Description

Looking for the perfect family home in a desirable location? Look no further! This stunning four bedroom semi-detached house is located in the highly sought after area of Leavesden, with proximity to several primary schools including Leavesden Green, Kingsway, and Alban Wood primary schools, as well as Stanborough senior school.

The property has been impeccably maintained by its current owners and features a spacious kitchen, lounge, and downstairs WC, three bedrooms and a family bathroom on the first floor, and a master bedroom with ensuite on the top floor. Additionally, it has a garage, solar panel, off-road parking, and double glazing, making it a modern and well-kept family home.

With easy access to the M1 & M25 road links and nearby train stations, Watford Junction, Kings Langley, and Garston, you'll never be far from all the amenities you need.

Don't miss out on the opportunity to make this well-presented and spacious family home yours. Book a viewing today!



Entrance Hall

Front door, radiator, under stairs storage.

Kitchen/ Diner

20' 4" max x 8' 1" max (6.20m max x 2.46m max)

Range of wall and base units, stainless steel sink with drainer, cooker point, window to front.

Wc

WC, wash hand basin, window.

Living Room

16' 3" x 16' 9" (4.95m x 5.11m)

Patio doors to garden, two radiators.

First Floor Landing

Bedroom 2

9' 7" plus recesses x 13' 6" plus wardrobe (2.92m plus recesses x 4.11m plus wardrobe)

Double glazed window, radiator, television point.

Ensuite

Shower, WC, heated towel rail, shaver point, WC.

Bedroom 3

16' 3" max x 8' 2" max (4.95m max x 2.49m max)

Double glazed window, radiator.

Bedroom 4

8' 8" max x 14' 6" (2.64m max x 4.42m)

Double glazed window, radiator, television point.

Bathroom

Window, radiator, bath with mixer taps. shower attachment over, extractor fan, shaver point, WC.

Second Floor

Bedroom 1

12' 6" x 21' 8" (3.81m x 6.60m)

Skylight window, two radiators, television point.

Ensuite

Extractor fan, WC. shower cubicle, WC, shaver point, radiator.

Outside

Garage

Rear Garden

Lawn area, patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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